



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



Elton Ashfield Park Road, Ross-On-Wye, HR9 5AS

£245,000



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An exceptionally spacious first floor apartment, converted many years ago within this former period house, benefiting from some of the original features such as high ceilings, ornamental fireplaces and attractive facade with bay window. The accommodation is accessed via a communal hall and shared staircase and includes entrance hallway, large living room, dining room which is open plan to the kitchen/breakfast room, two very good sized bedrooms and a spacious bathroom. Outside the area to the front and side of the property is communal and also offers allocated off road parking.

Entrance Hall

Radiator, telephone point, power points, light, central heating thermostat, intercom entry phone, doors to:

Living Room 18'0" x 14'0" (5.48m x 4.26m)

uPVC double glazed bay window to front, two double radiators, telephone point, TV point, power points, light, ornamental fireplace.

Dining Room 12'2" x 9'5" (3.72m x 2.88m)

UPVC double glazed window to side, double radiator, telephone point, TV point, power points, light, ornamental fireplace, open plan to:

Kitchen/Breakfast Room 8'2" x 17'4" (2.49m x 5.28m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink, plumbing for washing machine, plumbing for dishwasher, spaces for fridge and freezer, fitted electric oven, four ring electric hob with extractor hood over, two uPVC double glazed windows to rear, power points, light, kickspace plinth heater.

Bedroom 1 15'11" x 5'8" (4.86m x 1.72m)

Two uPVC double glazed windows to front, double radiator, telephone point, TV points, power points, light, ornamental fireplace.

Bedroom 2 14'1" x 10'1" (4.28m x 3.08m)

UPVC double glazed window to rear, double radiator, power points, light, ornamental fireplace, double door to fitted wardrobe.

Bathroom

With panelled bath, pedestal wash hand basin, tiled shower enclosure, low-level WC, half tiled walls, extractor fan, uPVC frosted double glazed window to side, double radiator.





Outside

A communal driveway provides access to off road parking, with two allocated parking spaces, alongside which are two communal areas of lawn for the use of residents.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band C, £1,460.77 (2025/26)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

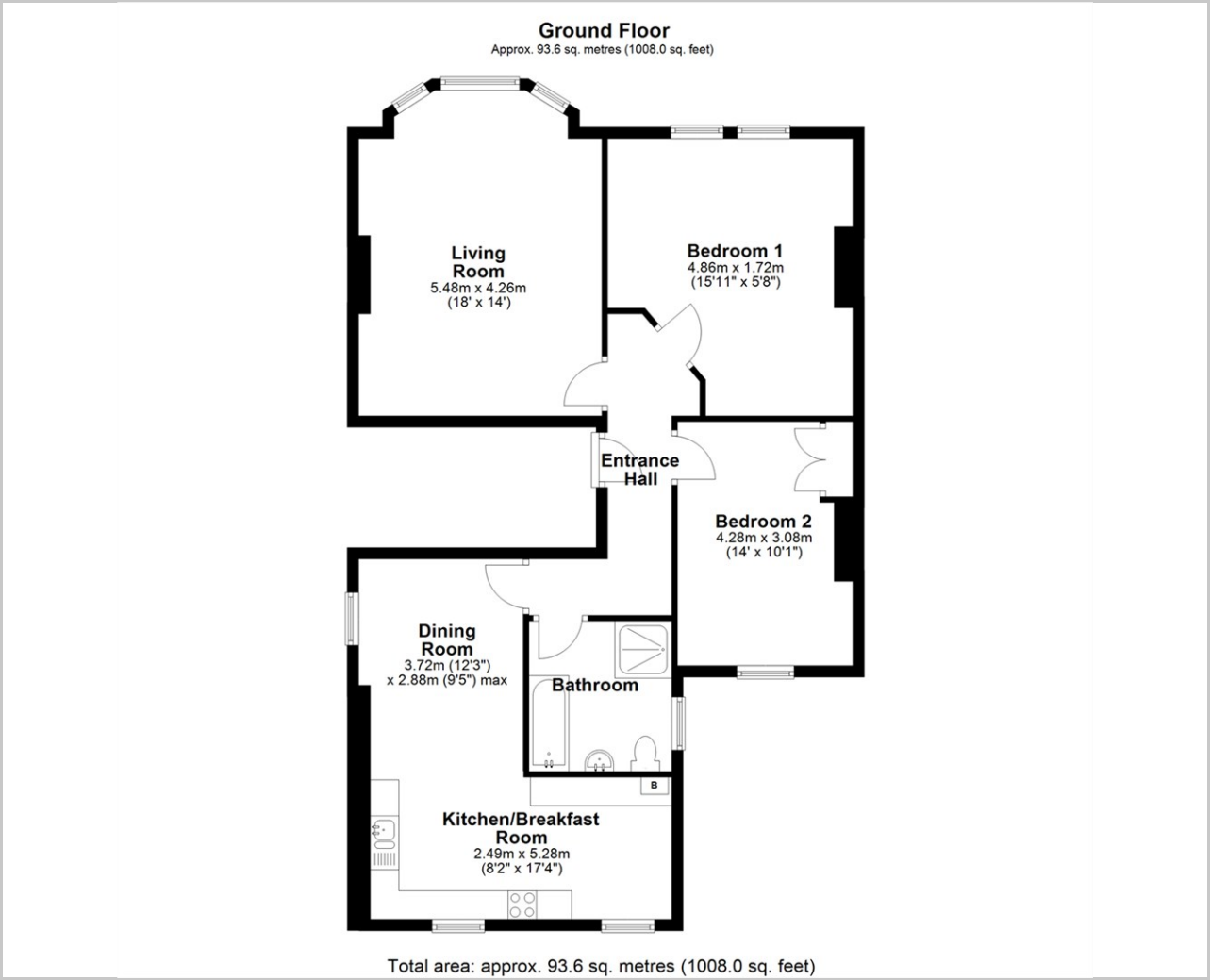
Leasehold 125 years, commenced August 2009. Service charge £85/month, peppercorn ground rent

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



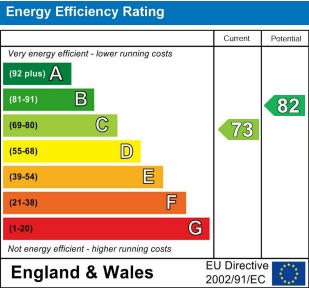
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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RELAX, YOU ARE IN SAFE HANDS

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